

## MINUTES

### REGULAR MEETING OF THE HOUSING COMMISSION OF THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA HELD WEDNESDAY, AUGUST 20, 2008

The Commission was called to order at 7:00 p.m. by Chair Kurrasch.

#### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioner Gormley, Pratt, Schlueter, and Chair Kurrasch

Absent: Commissioner Balde, Ganley, and Trujillo

#### 2. CONSENT CALENDAR

Commissioner Pratt moved acceptance of the Consent Calendar. Commissioner Schlueter seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

\*2-A. Minutes of the Housing Commission Regular Meeting held July 16, 2008. Minutes were accepted.

\*2-B. Pet Policy for Seniors. The Housing Commission adopted the proposed pet policy as amended.

\*2-C. Revising Payment Standards. The Housing Commission adopted the HUD-approved Success Rate Payment Standards as described in this report.

#### 3. AGENDA

3-A. Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY2007-2008. Executive Director Michael Pucci explained that HUD requires the Housing Authority to evaluate the Section 8 program. The evaluation involves two processes: 1) reviewing Housing Authority files to check for accuracy and appropriateness, and 2) generating data through the computer sent to the HUD Public Information Center (PIC) to ensure that everything is complete. Mr. Pucci continued discussing the 14 indicators and explained details of them including points expected to receive. The projected points expected are 140 out of 145 possible.

The Commission congratulated Executive Director Pucci.

Commissioner Pratt asked if the random sample of 27 is a percentage of the total. Mr. Pucci replied affirmative. Commissioner Pratt asked how a random sample is done. Mr. Pucci explained that guidelines and protocol were given from HUD to the employee that did the random sampling.

Commissioner Schlueter recommended the Housing Commission approve the certification requiring the Chair's signature, by adopting the attached resolution authorizing the Executive Director to submit the Certification, Resolution and supporting documentation to HUD. Commissioner Gormley seconded. Motion carried unanimously.

3-B. Adopting a Resolution in Support of an Application to the U.S. Department of Housing and Urban Development for the Disposition of Esperanza Public Housing and recommending Approval of a Lease and Management Agreement with the Community Improvement Commission. Mr. Pucci stated a meeting was held August 13, and

another will be held August 27 with Esperanza tenants to discuss converting Esperanza to Section 8 from Public Housing. Public Housing subsidies from HUD are diminishing, making it difficult to pay expenses. Major improvements at Esperanza will need to be done in the future requiring millions of dollars. Through this conversion, or disposition, of Esperanza the tenants would be given Section 8 vouchers and their rent would remain the same. The contract rent would be more, giving the Housing Authority more money to invest in improvements at Esperanza. Esperanza tenants were informed that some may be over-housed, residing in a three-bedroom unit instead of a two-bedroom unit, and could pay more out-of-pocket rent. Over-housed tenants could decide to pay a higher rent or use the Section 8 voucher to find housing elsewhere. Mr. Pucci described the difficulty using a Section 8 voucher compared to living in public housing but feels the upside is better than the downside.

Commissioner Gormley asked if a tenant with a voucher is asked to move by a landlord do they keep the Section 8 voucher. Mr. Pucci said they keep the voucher.

Commissioner Pratt asked if the voucher is portable. Mr. Pucci responded yes, they could remain in Alameda or move to another community. Commissioner Pratt asked if the voucher could be used at other Housing Authority properties. Mr. Pucci responded yes.

Mr. Pucci explained that as a HUD disposition program the property has to be disposed. HUD considers a disposition a lease, and they consider a lease of at least a year a disposition. The Esperanza property will be leased to the Community Improvement Commission (CIC) for a year and then returned. The Housing Authority will not lose control over the property because the Board of Commissioners is the same board as the CIC with the exception of Michael Torrey. The Housing Authority would retain management keeping the same rules, policies, and insurance.

Commissioner Pratt asked about how quickly after approval would bonds be issued. Mr. Pucci said it is dependant on the cash flow and will be evaluated and come back to the Commission with a later recommendation.

Commissioner Schlueter recommended that the Housing Commission recommend to the Board of Commissioners to:

1. Approve a long-term lease with the Community Improvement Commission for the Esperanza public housing complex; and
2. Approve entering into a management agreement with the CIC for the Housing Authority to manage Esperanza; and
3. Authorize the Executive Director, by resolution, to execute documents, provide certifications, and submit to HUD for approval a request to dispose of Esperanza through a long-term lease to the CIC.

Commissioner Pratt seconded. Motion carried unanimously.

#### 4. ORAL COMMUNICATIONS.

Speaker Mercedes Bongolan, Independence Plaza resident, spoke about incidents with the problem dog at Independence Plaza. She said tenants should abide by the house rules and the rules should be enforced otherwise they are useless.

Speaker Clarene Jones, Independence Plaza resident, said someone is placing things at her door and asked for the Commission's help. She spoke about the vicious dog at Independence Plaza.

Speaker Harrietta Brown, Independence Plaza resident, spoke of a resident that plays loud music all night and disturbs her. She feels she is being harassed.

Speaker Margaret Seaman, Independence Plaza resident, said she feared being bitten by the dog and explained an incident with the dog. She further stated the dog does not belong among people, he is vicious. The dog is very frightening and if the dog bit or knocked down a resident there would be serious health consequences.

Speaker Shirley Kublick, Independence Plaza resident, said the conditions at Independence Plaza have experienced radical changes. She abides by the non-smoking rule but does not like the part about spying on neighbors. She discussed the dogs at Independence Plaza and how more will be coming. She expressed her concern that house rules are not being followed.

Mr. Pucci replied that Norm Ng Housing Manager, has been talking to various Independence Plaza residents. Mr. Ng assured him that the dog issue was resolved and the owner of the dog has agreed to keep the dog muzzled and on a leash. The dog will be allowed to stay as long as these conditions are met. Once a unit on the first floor is available the resident will move with her dog where dogs are allowed.

Ms. Jones spoke of a resident on the fourth floor in Building 711 who allowed her dog to urinate on the carpet after it was steam cleaned. She was told Building 711 was a pet-free building and that is why they chose Building 711. Mr. Pucci responded that is part of the policy.

Marion Scere, the owner of the dog, spoke and said she always keeps the dog on a muzzle except when she feeds it a treat.

5. COMMISSIONER COMMUNICATIONS

None.

6. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 7:45 p.m.

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Arthur A. Kurrasch, Chair

Attest:

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Michael T. Pucci  
Executive Director / Secretary